

विकास योजना - सोलापूर  
विकास नियंत्रण नियमावली  
महाराष्ट्र प्रदेशिक व नगर रचना  
आधिनियम, १९६६ चे कलम-३५(१अअ)  
अन्वये म्हाडा गृहवाधीनीवादत नोटीस.

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई - ४०० ०३२

शासन निर्णय क्रमांक- टिपीएस-१८०९/४५/प्र.क्र.१५६१/०९/नवि-१३

दिनांक :- ०२.२.२००९

शासन निर्णय :- सोबतची शासकीय सूचना महाराष्ट्र शासन राजपत्रा मध्ये प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

६ (७/११८)

(दि. म. रानडे)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

सचिव गृहनिर्माण विभाग, मंत्रालय, मुंबई-३२.

विभागीय आयुक्त, पुणे विभाग, पुणे.

मुळ्य कार्यकारी अधिकारी- म्हाडा गृहनिर्माण भवन, बांद्रा(पूर्व), मुंबई-५१

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

जिल्हाधिकारी, सोलापूर.

आयुक्त, सोलापूर महानगरपालिका, सोलापूर.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.-

सहाय्यक संचालक नगर रचना, सोलापूर शास्त्रा, सोलापूर.

व्यवस्थापक, येरवडा कारगृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राज्यपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ५ प्रती या विभागास, (१) विभागीय आयुक्त, पुणे विभाग, पुणे, (२) मुळ्य कार्यकारी अधिकारी- म्हाडा गृहनिर्माण भवन, बांद्रा(पूर्व), मुंबई-५१,(३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, (४) जिल्हाधिकारी, सोलापूर. आयुक्त, सोलापूर महानगरपालिका, सोलापूर (५) उपसंचालक नगर रचना, पुणे विभाग, पुणे, (६) सहाय्यक संचालक नगर रचना, सोलापूर शास्त्रा, सोलापूर यांना पाठवाव्यात)

काळजी अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर सूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.

निवडनस्ती (नवि-१३)

Maharashtra Regional & Town Planning Act, 1966.

- Notice under section 37 (1AA) of the said Act.
- Proposed modification to Regulation 31.5 of DCR for Solapur for MAHDA Housing

GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumabi 400 032.5

Dated- 02.02.2009

NOTICE

No. TPS-1809/45/CR-1561/09/UD-13

Whereas the Development Control Regulations (hereinafter referred to as "the said Regulations") for Solapur Municipal Corporation (hereinafter referred to as the said Corporation) have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1702/454/CR-52/2003/UD-13, dated 18<sup>th</sup> August, 2004;

And whereas, Regulation 31.5 of the said Regulations deals with Low Cost Housing Schemes of the Maharashtra Housing & Area Development Authority (MHADA).

And whereas, Govt. in Housing Department has declared the "Housing Policy" (hereinafter referred to as to "the said policy").

And whereas, the said policy proposed to allow redevelopment of MHADA colonies by providing higher FSI and to revise the size of old tenements. This will enable the present occupants to have better accommodation as well as create additional housing stock.

And whereas, Govt. felt it necessary to prepare a new set of regulation No. 31.5 by replacing the existing regulation No. 31.5 (hereinafter referred to as "the said proposed modification").

And whereas, the said proposed modification is of public interest.

Now therefore, in exercise of the powers conferred under sub-section (1AA) of section 37, Govt. is pleased to issue the notice for inviting suggestions/objections from public.

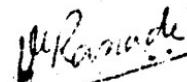
The Government is further pleased to inform that any objections/suggestions upon the said proposed modification be forwarded within 30 days from the date of publication of this notice in the official gazette to the Deputy Director of Town Planning, Pune Division, Pune having this office at S.No.74/2, Sahakar Nagar, above Bank of Maharashtra, Pune-9, who is being appointed as an 'officer' under section 162 of the said Act. The said officer shall submit his report to Government after scrutinising the suggestions and

objections over the proposed modification, say of the said Corporation and after granting hearing to the concerned persons including the said Corporation.

### PROPOSED MODIFICATION

Regulation 31.5 of the said regulation is to be deleted and replaced as per the Schedule attached herewith.

By order and in the name of the Governor of Maharashtra,



(V. M. Ranade)

Under Secretary to Government.

## SCHEDULE

Accompaniment to Government in Urban development Department's Notice No. TPS-1809/45/CR-1561/2009/UD-13 dated 02.02.2009

### 3.1.5 Development/redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority:

- 1) The FSI for a new scheme on vacant lands of Low Cost Housing Schemes for Economically Weaker Section, Low Income Groups & Middle Income Group of the MHADA having at least 60% built up area in the form of tenements under EWS, LIG & MIG categories shall be 2.50.
- 2) For redevelopment of existing housing schemes of MHADA, undertaken by the MHADA departmentally or jointly with societies/occupiers of buildings or by housing societies/occupiers of building or by lessees of MHADA or by the developer, the FSI shall be as under :-
  - c) Total permissible FSI shall be 2.5 on gross plot area.
  - d) The incentive FSI admissible against the FSI required for rehab shall be as under -
    - (i) In congested area as shown on D.P. of Solapur, for the area upto 4000 sq.mt. the incentive FSI admissible will be 50%.
    - (ii) In congested area as shown on D.P. of Solapur, for the area above 4000 sq.mt. the incentive FSI admissible will be 60%.
    - (iii) In outside congested area as shown on D.P. of Solapur, for the area upto 4000 sq.mt. the incentive FSI admissible will be 60%.
    - (iv) In outside congested area as shown on D.P. of Solapur, for the area above 4000 sq.mt. the incentive FSI will be 75%.
  - (c) Difference between 2.5 FSI and the FSI required for "rehab + incentive" shall be shared between MHADA & Society/ Developer in the ratio of 2:1.
  - (d) In the scheme, for the land allotted for societies of MIG & HIG and developed plot allotted individually to MIG & HIG group, the permissible FSI shall be as per prevailing Development Control Regulation.
- 3) In case of grant of NOC with additional permissible Builtup area by outside congested area/MHADA for the purpose of undertaking Redevelopment/Utilisation, MHADA shall charge premium at the rate decided by Govt. in Housing Department from time to time.
- 4) For the purpose of calculating the FSI, the entire area of the layout including development plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory open spaces as in these Regulations. For low cost housing schemes of MHADA for EWS, LIG categories, the Regulations in Appendix-I shall apply.

- 5) For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.
- 6) For the ofsite infrastructure, MHADA shall pay to the Solapur Municipal Croporation 12.5% of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes.
- 7) In any Redevelopment scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing society has obtained No Objection Certificate from the MHADA thereby sanctioning additional balance FSI with a consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenement for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95A of the MHAD Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members.
- 8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with the societies for its maintenance.